



Snohomish County

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**PLANNING COMMISSION**

**PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

## **REGULAR MEETING AGENDA**

**November 18, 2014**

**5:30 – 9:00 PM**

Snohomish County Administration  
Public Meeting Room 2, 1<sup>st</sup> Floor, Administration Building-East  
3000 Rockefeller Avenue  
Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

**A. CALL TO ORDER AND ROLL CALL**

**B. APPROVAL OF MINUTES**

- September 9, 2014, Special Meeting and Open House
- September 16, 2014, Special Meeting
- September 23, 2014, Regular Meeting
- October 7, 2014, Public Hearing
- October 14, 2014, Deliberations
- October 15, 2014, Deliberations
- October 16, 2014, Deliberations
- October 28, 2014, Regular Meeting and Study Session

**C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS**

**D. PUBLIC COMMENT**

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

#### **E. TRAINING: PUBLIC RECORDS, EMAIL, AND YOU**

Sara Di Vittorio, Deputy Prosecuting Attorney, 425-388-6343, [sara.divittorio@snoco.org](mailto:sara.divittorio@snoco.org)

For more information see:

- [PowerPoint Presentation: Public Records, Email, & You](#)

To comply with the new public records training requirement established by RCW 42.56.150, this training will provide commissioners with relevant information about the Public Records Act, its application to the Planning Commissions' records and commissioners' emails, and the retention and production of these records under the law.

#### **F. UNFINISHED BUSINESS**

##### Multi-family Residential Code Amendments: Hearing

Steve Skorney, PDS Senior Planner, 425-388-3311, X-2207, [steve.skorney@snoco.org](mailto:steve.skorney@snoco.org)

For more information see:

- [Staff Report \(dated 11/5/14\) including:](#)
  - Proposed Multi-family Residential Code Amendments
  - Findings of Fact and Conclusions

The Planning Commission will hold a public hearing on proposed code amendments that will revise multi-family residential development regulations including: increasing minimum and maximum densities (dwelling units per acre), reducing required minimum off-street parking, and modifying setback, lot coverage, building height and lot dimension requirements. The proposal would make available a regulatory tool to increase the population holding capacity within urban growth areas (UGAs) in advance of the county's completion of the 2015 GMA comprehensive plan update. The proposal will require the use of transfer of development rights (TDR) credits in order for a developer to realize the difference between the current allowed maximum number of multi-family dwelling units and the proposed increase in the maximum number of dwelling units.

#### **G. NEW BUSINESS**

##### Marijuana Amendments: Briefing

Alison Bridges, PDS Planner, 425-388-3311, X-2975, [alison.bridges@snoco.org](mailto:alison.bridges@snoco.org)

For more information see:

- [Staff Report \(dated 11/5/14\) including:](#)
  - Council's Referred Ordinance
  - Amended Ordinance No. 13-085
  - 2013 PDS Staff Report

On November 13, 2013, council adopted permanent code regulations for marijuana-related facilities in Amended Ordinance No. 13-086. As marijuana-related facilities began appearing around the county, members of the Snohomish County Council began receiving comments from citizens concerned about the compatibility of these facilities in certain rural zones.

The council responded by preparing a draft ordinance amending the regulations for marijuana-related facilities and formally referring it to the Snohomish County Planning Commission and the Department of Planning and Development Services (PDS) for review, refinement and processing.

The planning commission is required to hold a public hearing within 90 days (no later than December 17, 2014) and send its recommendation to council within 135 days (no later than January 30, 2015).

On November 18, 2014, PDS will provide planning commissioners with an informational briefing. At the briefing, PDS will discuss the staff report, provide background information, highlight policy issues, describe recent council actions, and present commissioners with a menu of conceptual options which may be recommended to address council's concerns. PDS anticipates a policy discussion and question/answer session with commissioners will follow.

## **H. ADJOURN**

### PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

*At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the ordinance. The Commission may make a recommendation to adopt or to not adopt the ordinance. The Commission's recommendation may also propose amendments to the ordinance. The Planning Commission is an advisory body and the final decision rests with the County Council.*

### PARTY OF RECORD / PUBLIC TESTIMONY:

*You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at [Sally.Evans@snoco.org](mailto:Sally.Evans@snoco.org).*

### WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

*Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.*

### AMERICANS WITH DISABILITIES ACT NOTICE:

*Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Contact [Anne Kruger](#) at 425-388-3311, Ext. 7119 Voice, or 425-388-3700 TDD.*

*Snohomish County Planning Commissioners:*

*Merle Ash, District 1*

*Ed Taft, District 1*

*Tom Norcott, District 2*

*Douglas Hannam, District 2*

*Simon Farretta, District 3*

*Darrel McLaughlin, District 3*

*Cheryl Stanford, District 4*

*Daniel Strandy, District 4*

*Guy Palumbo, District 5*

*Ben Kaufman, District 5*

*Angeline Fowler, Executive Appointee*

*Commission Staff (from Planning and Development Services (PDS) Department):*

*Barb Mock, Acting Commission Secretary*

*Sally Evans, Commission Clerk*